

8-10-80 61 PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.C.1 to permit a side street setback of 11 ft. instead of the required 25 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Present home too large
2. Retired, wish smaller home
3. Desire to build on lot we owned for 20 years
4. Lower taxes
5. Unless Variance is granted, lot is not buildable.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Name _____
Address _____
Phone No. _____
Attorney's Telephone No.: _____

Legal Owner(s).
Joseph C. Lehman
(Type or Print Name)
Signature _____
Mary C. Lehman
(Type or Print Name)
Signature _____
8037 Edgewater (67-8877)
Address Phone No.
Baltimore Md 21237
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of October, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of November, 1980, at 2:45 o'clock --A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 13, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Joseph C. Lehman
8039 Edgewater Avenue
Baltimore, Maryland 21237

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 61
Petitioners - Joseph C. Lehman, et ux
Variance Petition

Dear Mr. & Mrs. Lehman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a dwelling on this lot, this setback variance is required. A similar request was granted for the property immediately to the south of this site as a result of Case # 80-157A.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

October 17, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #61 (1980-1981)
Property Owner: Joseph C. & Mary C. Lehman
S/W cor. Potomac and Edgewater Avenues
Acres: 50 x 100 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 324 and 325 of "Chesaco Park Plan 'C'", recorded W.P.C. 3, Folio 111 B.

Highways:

Edgewater and Potomac Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50 and 40-foot rights-of-way, respectively. Highway right-of-way widening, including a fillet area for sight distance at the intersection and any reversible easements necessary, will be required in connection with any grading or building permit application.

Sediment Control:

Development of property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

November 5, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #61, Zoning Advisory Committee Meeting, October 7, 1980, are as follows:

Property Owner: Joseph C. and Mary C. Lehman
Location: SW corner Potomac and Edgewater Avenue
Acres: 50 X 100
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site planning factors requiring comment.

Very truly yours,

[Signature]
John Wimbly
Planner III
Current Planning and Development



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
13011 494-3550

STEPHENE COLLINS
DIRECTOR

November 13, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 61, 63, 64, and 65 for the Zoning Advisory Committee Meeting of October 7, 1980.

Very truly yours,

[Signature]
Michael S. Flanagan
Engineering Associate II

MSF/lmd



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Joseph C. & Mary C. Lehman

Location: SW cor. Potomac and Edgewater Avenues

Item No.: 61 Zoning Agenda: Meeting of Oct. 7, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
PLANNING DIVISION FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/mb

Item #61 (1980-1981)
Property Owner: Joseph C. & Mary C. Lehman
Page 2
October 17, 1980

Water and Sanitary Sewers:

There are public 8-inch water mains, and 18-inch and 8-inch public sanitary sewerage in Edgewater and Potomac Avenues, respectively.

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EM:FW:SS

cc: J. Wimbly


I-SW Key Sheet
5 NE 24 Pos. Sheet
NE 2 F Topo
96 Tax Map


INTER-OFFICE CORRESPONDENCE

Petition for Variance for side street setback
Southwest corner of Potomac and Edgewater Avenues
Petitioner- Joseph C. Lehman, et ux

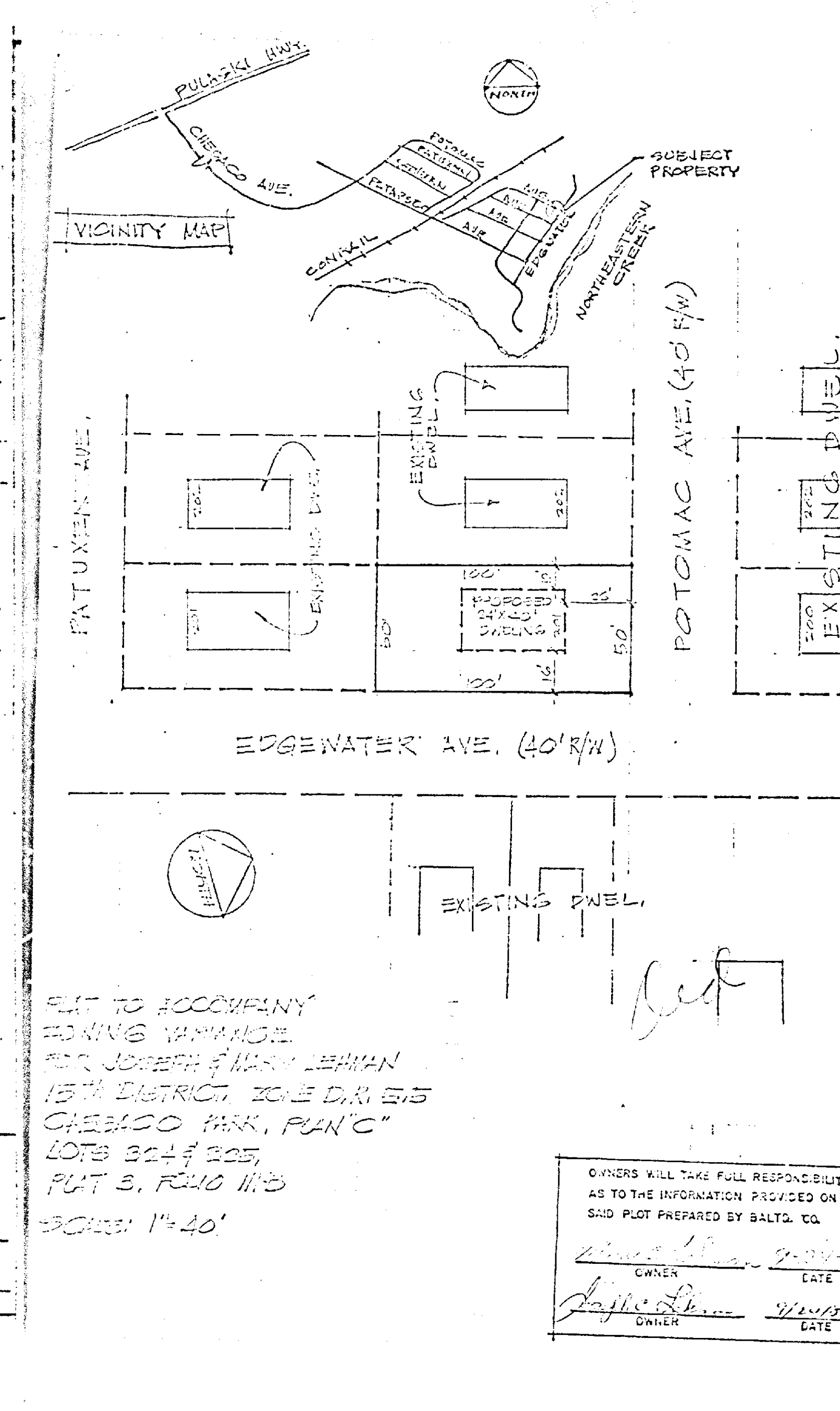
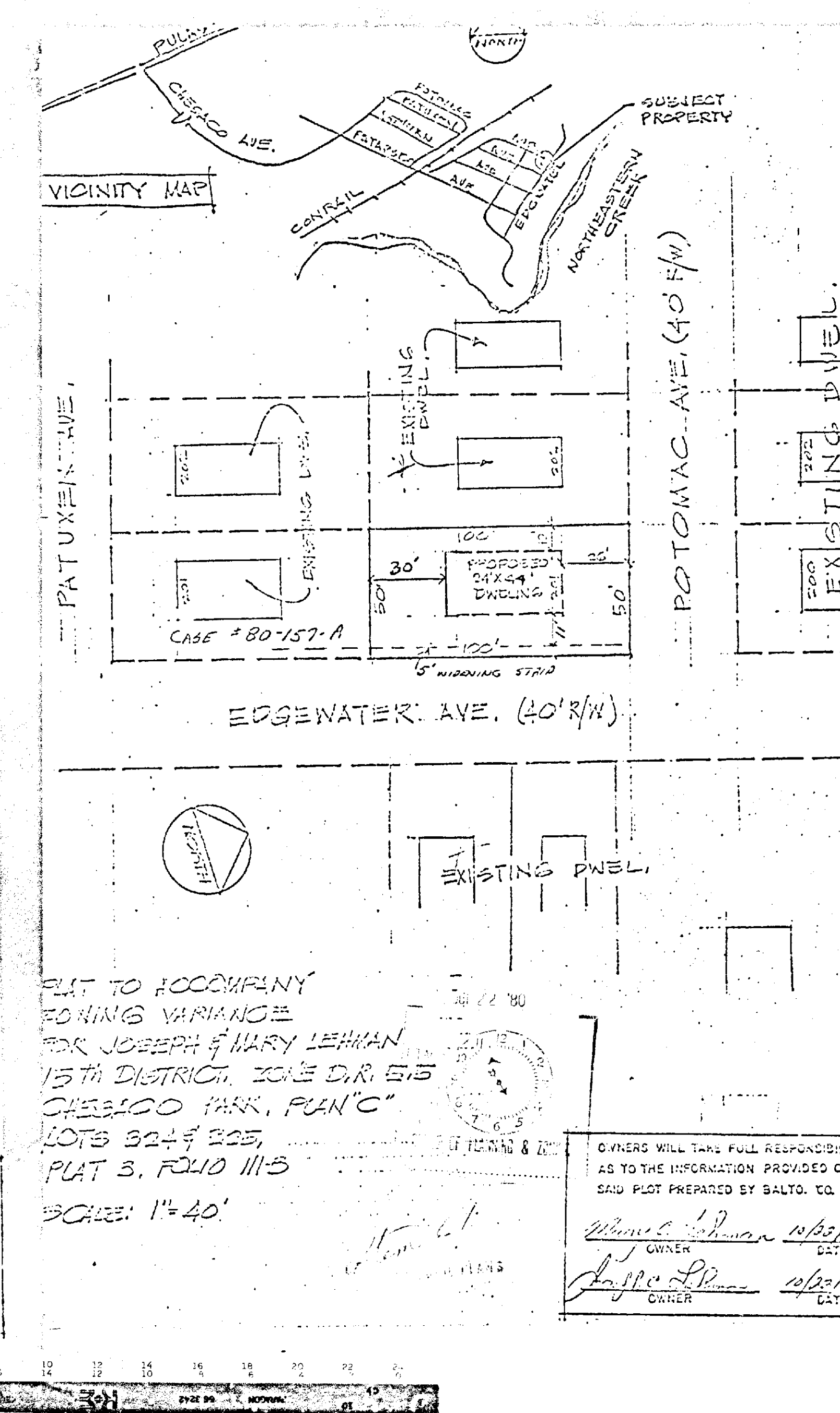
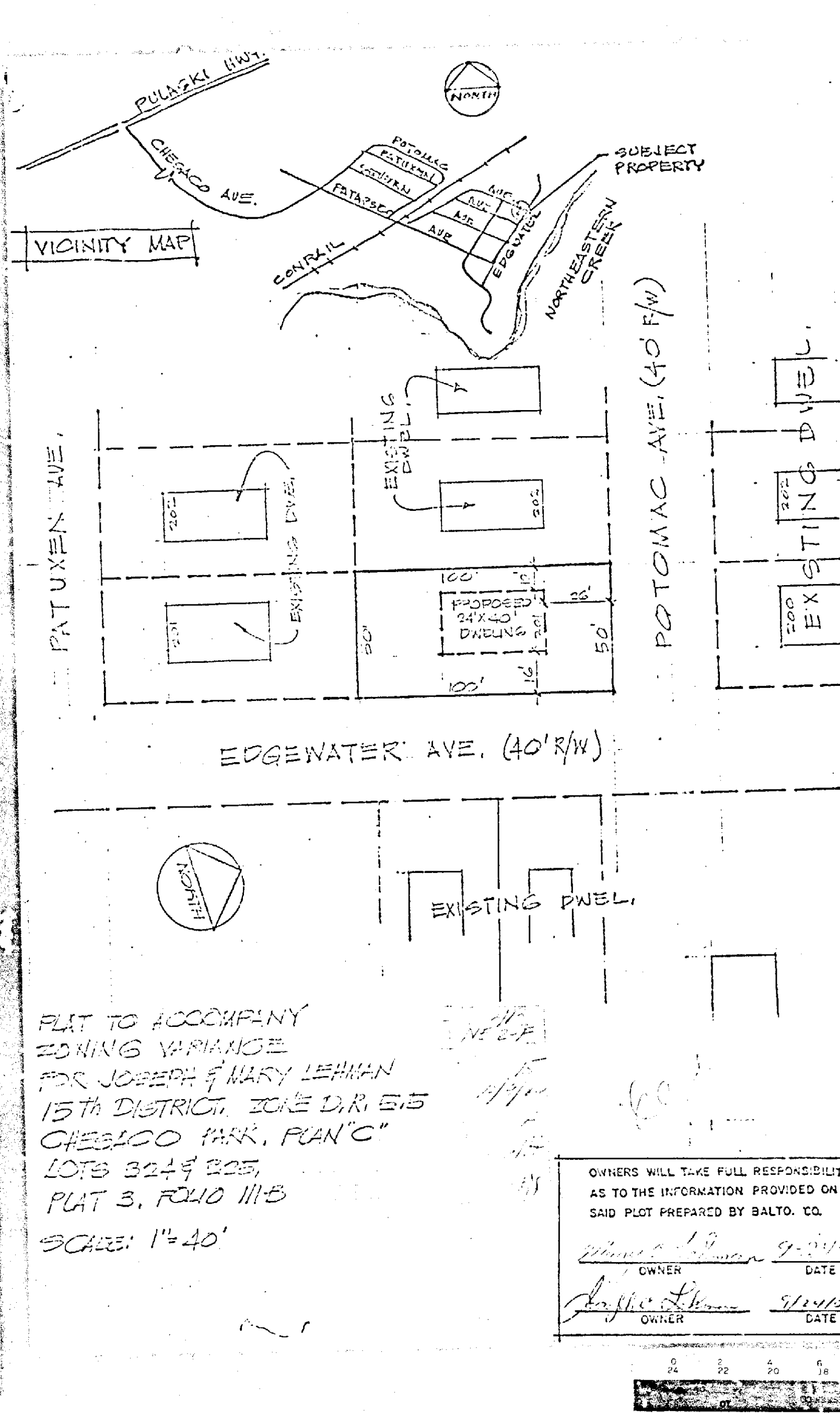
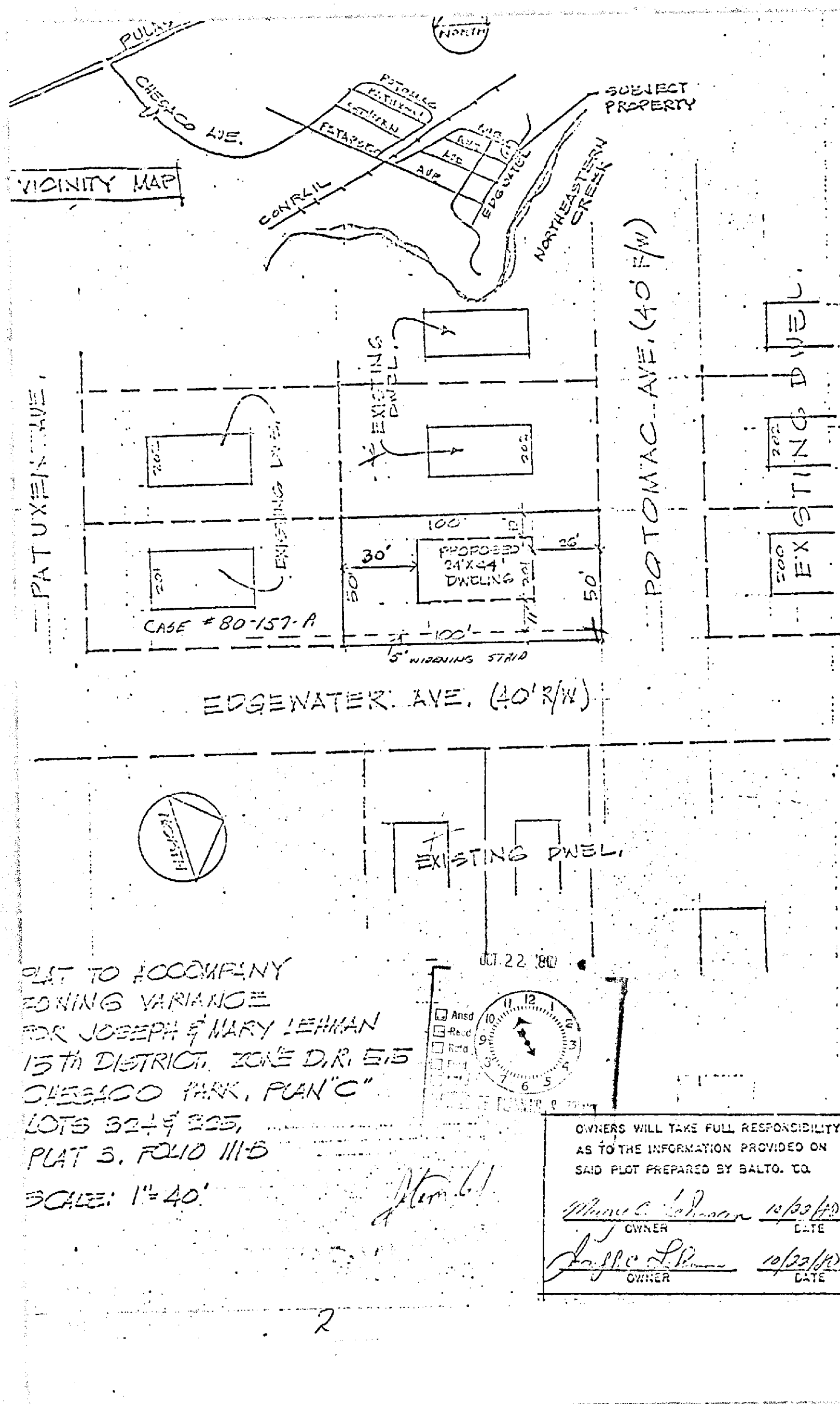
Norman E. Gerber per J. Maxwell
Norman E. Gerber, Director
Office of Planning and Zoning

NOTICE OF HEARING


ZONING COMMISSIONER OF
BALTIMORE COUNTY

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

[illegible]



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 11/10/80

Posted for: Relaxation for Variance

Petitioner: Joseph C. Lehman et al

Location of property: 5116 Patuxent & Edgewater corners

Location of Signs: corner of property facing Patuxent & Edgewater

Remarks: See above

Posted by: Beard & Co. Date of return: 11/11/80

Number of Signs: 2

